82-56-2

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby position for a Variance from Section 400.2/ To permit a setback of 9-1/2' from center of the alley instead of the required 15' and to permit

a rear yard setback of 2' instead of the required  $2\frac{1}{2}$ . of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the

following reasons: (indicate hardship or practical difficulty) We wish to rebuild our garage on the same location as the original one, due to the small size of our back yard, if current zoning laws are followed, we would have practically no yard at all, losing 7' behind the garage.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. A.AP: Contract Purchaser: Legal Owner(s): Robert W. Insley (Type or Print Name) (Type or Print Name) Signature Carolym G. Insley (Type or Print Name) 24 Greenwood Avenue 668-1419 Overlea, Maryland 21206 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ of \_\_\_\_\_\_, 19£1\_\_\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore Septomber **P.** M.

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON MARY AND CACCO

August 19, 1981

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

HARRY J. PISTEL, P. E.

DIRECTOR

Re: Item #248 (1980-1981) Property Owner: Robert W. & Carolyn G. Insley S/WS Greenwood Ave. 200' S/E of Middle Street Acres: 50 x 120 District: 14th

Zoning Commissioner of Baltimore County.

J-NE Key Sheet

NE 5 & 6 E Topo

81 Tax Map

20 & 21 NE 19 Pos. Sheets

Dear Mr. Hammond: The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

FOR

This property comprises Lots 31 and 32, Block "C", Plat of Kenwood, recorded W.P.C. 4 Folio 36.

Highways:

Greenwood Avenue, an existing public road, is proposed to be improved in the future as a 36-foot closed section roadway on a 50-foot right-of-way in this vicinity.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a public 6-inch water main and 8-inch public sanitary sewerage in Greenwood Avenue.

ROBERT A. MORTON P.E., Chief Bureau of Public Services

RAM: EAM: FWR: SS cc: Jack Wimbley RE: PETITION FOR VARIANCE SW/S of Greenwood Ave., 2001

ROBERT W. INSLEY, et ux,

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

SE of Middle St., 14th District

Case No. 82-55-A

ORDER TO ENTER APPEARANCE

:::::::

Mr. Commissioner:

Petitioners

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2183

I HEREBY CERTIFY that on this 19th day of August, 1981, a copy of the aforegoing Order was mailed to Mr. and Mrs. Robert W. Insley, 24 Greenwood Avenue, Overlea, Maryland 21206, Petitioners.

John W. Hessian, III

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 212C4 494-3211 NORMAN E. GERBER

August 3, 1981

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #248, Zoning Advisory Committee Meeting, July 7, 1981, are as follows:

Property Owner: Robert W. and Carolyn G. Insley Location: SW/S Greenwood Avenue 200' S/E of Middle Street Acres: 50 x 120 District: 14th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or probelsm with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley Planner III Current Planning and Development BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

**EVALUATION COMMENTS** 

baltimore county department of traffic engineering TOWSON, MARYLAND 21204

S EPHENT COLUMNS

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment regarding items number 248, 1, 2, 3, 4, 5.

Traffic Engineering AssociateII

August 26, 1981

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY ( 'CE BLDG. 111 W. Chesapeake Ave Towson, Maryland 21204

September 2, 1981

RE: 1tem #248

Nicholas B. Commodari

Mr. & Mrs. Robert W. Insley 24 Greenwood Avenue Overlea, maryland 21206

MEMBERS

Bureau of Engineering Traffic Engineering

Department of State Roads Commission Fire Prevention

Industrial

Realth Department Project Planning Building Department Board of Education Zoning Administration

vear mr. & Mrs. Insley: ane Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced retition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may tile a written report with

Robert w. insley

variance retition

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

the Zoning Commissioner with recommendations as to the suitability of

very truly yours,

MICHULAS B. CCMMODARL Zoning Flans Advisory Committee

the requested zoning.

NBC:mch

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner TO Diffice of Planning and Color

FROM In J. Forment

SUBJECT Zoning Variance Items

The Baltimore County Department of Health has reviewed the following Zoning Variance Items, and has no specific comments regarding same:

Item #214 - Joseph F. Trienfo, Sr.

Item #245 - Pruce E. & Ellen M. Hamilton

/'Item #248 + Robert W. & Carolyn G. Insley Item #2 - Stewart P. & Henene M. Jung, Sr.

Item #3 - Fichard Talbett Walker, et al

Item #4 - Fraull 3. % Naleno A. Evelyn

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MSF/jem

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Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/wauthinted result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will will not adversely affect the health, safety, and general elfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of October, 1981, that the herein Petition for Variance(s) to permit a setback of  $9\frac{1}{2}$  feet from the center of the alley in lieu of the required 15 feet and a rear yard setback of 2 feet in lieu of the required  $2\frac{1}{2}$  feet, for the expressed purpose of reconstructing a garage in the same location, as to the rear and north property lines, of the razed garage, in accordance with the site plan filed herein, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

> Zoning Commissioner of Baltimore County

#### BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nick Commodari

Charles E. (Ted) Burnham Zoning Advisory Committee

SUBJECT Meeting of July 7, 1981

V ITEM MO. 248 STANDARD COMMENTS

ITEM NO. 1 SEE COMMENTS

ITEM NO. 2 STANDARD COMMENTS

ITEM NO. 3 SEE COMMENTS

ITEM NO. 4 STANDARD COMMENTS

ITEM NO. 5 STANDARD COMMENTS

Charles E. (Ted) Burnham Plans Review Supervisor

July 6, 1981

CEB/rrj

### BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner

Norman E. Gerber, Director

Office of Planning and Zoning

SUBJECT\_\_\_\_\_Petition No. 82-56-A Item 248

Petition for Variance SW/S Greenwood Avenue 200' S/E of Middle Street Petitioner-Robert W. & Carolin G. Insley

There are no comprehensive planning factors requiring comment on this petition.

Office of Planning and Zoning

August 4, 1981

NEG:JGH:ab

### DESCRIPTION

Beginning at a point on the southwest side of Greenwood Avenue 200' southeast of Middle Street and known as lot 31 and 32 of "Kenwood" and recorded among the land records of Baltimore County in Plat Book 4, Folio 36.

Also known as 24 Greenwood Ave.

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204 825-7310

PAUL H REINCKE CHIEF

Mr. William Hammond Coming Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Robert W. & Carolyn G. Insley

Location SW/S Greenwood Avenue 200' S/E of Middle Street

Item No.: 248 Zoning Agenda: Meeting of July 7, 1981

Sentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants  $f^+$  the referenced property are required and shall be located at interals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Stardard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

12 12 12 12

(X) 7. The Fire Prevention Bureau has no comments, at this time.

Planning/Group Special Inspection Division

/mb/rir

and the state of t PETITION FOR VARIANCE:

14th DISTRICT

ZONING: Petition for Variance

LOCATION:

Southwest side of Greenwood Avenue, 200' Southeast of Middle Street

DATE & TIME: Tuesday, September 8, 1981 at 1:30 P.M.

Room 106, County Office Building, 111 W. Chesapeake PUBLIC HEARING: Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a rublic hearing:

> Petition for Variance to permit a setback of 9½' from center of the alley instead of the required 15' and to permit a rear yard setback of 2' instead of the required

The Zoning Regulation to be excepted as follows:

Section 400.2 - minimum distance from centerline of alley Section 400.1 - minimum rear yard setback

All that parcel of land in the 14th District of Baltimore County

Being the property of Robert W. Insley, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, September 8, 1981 at 1:30 P.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF VILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: July 8, 1981

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland \_1204

Z.A.C. Meeting of: July 7, 1981

RE: Item No: 248, I, 2, 3, 4, 5 Property Owner: Location: Present Zoning: Proposed Zoning:

District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours In Richtelion Ym. Nick Petrovich, Assistant Department of Planning

WNP/bp

OFFICE OF PLANNING & ZONING TOWSON MARYLAND 21204 494-3353

September 3, 1981

WILLIAM E HAMMOND ZONING COMMISSIONER

Mr. and Mrs. Robert W. Insley 24 Greenwood Avenue Overlea, Maryland 21206

RE:

SW/s of Greenwood Ave., 200' SE of Middle St. Case #82-56 -A

Dear Mr. and Mrs. Insley:

This is to advise you that \$\\_\\$48.00 is due for advertising and posting of the above property.

Please make check payable to Baltin.ore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Zoning Commissioner

WEH:klr

1 **5** 300 a

Petition for Variance

Very truly (yours.

PETITION FOR VALUE 14th DISTRIC

ZONING: Petition for Variance
LOCATION: Bouthwest side of
Greenwood Avenue, 200 Southeast
of Middle Street
DATE & TIME: Tuesday, September 8, 1981 at 1:30 P.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W
Chesapeake Avenue, Towson.

The Zoning Commissioner of Bal-timore County, by authority of the Zoning Act and Regulations of Bal-timore County, will hold a public hearing:

hearing:

Petition for Variance to permit a setback or 9% from center of the alley instead of the required 15 and to permit a rear yard setback of 2 instead of the required 2%.

The Zoning Regulation to be excepted as follows:
Section 400.2 — minimum distance from centerline of alley Section 400.1 — minimum rear yard setback
All that parcel of land in the 14th District of Baltimore County DESCRIPTION
Beginning at a point on the south-

DESCRIPTION

Beginning at a point on the southwest side of Greenwood Avenue 200'
southeast of Middle Street and
known as lot 31 and 32 of "Kenwood" and recorded among the land
records of Baltimore County in Plat
Book 4, Folio 36.

Also known as 24 Greenwood
Ave.

Being the property of Robert W. Insiey, et ux, as shown on plat plan filled with the Zoning Department. Hearing Date: Tuesday, September 8, 1981 at 1:30 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland By Order Of WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County

August 13, 1981

### NOTICE OF HEARING

RE:	SW/s of Greenwood Ave., 200' SE of Middle St. Petition for Variance
	Case #82-56-A

TIME:	1:30 P.M
DATE:	Tuesday, September 8, 1981
PLACE	ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,
	TOWSON, MARYLAND

BALTIMORE COUNTY

## CERTIFICATE OF PUBLICATION

to the material of the second of the second

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in sech day of \_\_\_\_\_\_ Souther \_\_\_\_, 19\_81, the first publication appearing on the\_\_\_\_20th --- day of --- August -----

J. Jeans surefun Cost of Advertisement, \$\_\_\_\_\_

BALTIMORE COUNTY, MARYLAND No. 100500 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT 9/8/E1

RECEIVED Mrs. Robert Insley FOR Posting & Advertising of Case #82-16-XA

VALIDATION OR SIGNATURE OF CASHIER  October 22, 1981

Mr. & Mrs. Robert W. Insley 24 Granwood Avenue Baltimore, Maryland 21206

> RE: Petition for Variances SW/S of Greenwood Avenue, 2001 SE of Middle Street - 14th Election District Robert W. Insley, et ux -Petitioners NO. 82-56-A (Item No. 248)

Dear Mr. & Mrs. Insley:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

Petition For Variance  14TH DISTRICT ZONING: Petition for risance LOCATION: Southwest lee of Greenwood Avelee, 200' Southeast of iddle Street DATE & TIME: Tuesday P. M. PUBLIC HEARING of Dom 100, County Office uilding, 111 W. Chesacake Avenue, Towson, Isryland The Zoning Commis-	to Probability services — later - Burg Burg Schreichen - Synche Leiter	Middle River, Md.,	Times  19 10 Certify, That the annexed
the Zoning Commissioner of Baltimore County, by authority of the oning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to be the service of the alley instead of the required 15 and to permit a rear yard setback of 2' instead of the required 2½.  The Zoning Regulation to be excepted as follows: Section 400.2-minimum distance from centerline of alley Suction 400.1-minimum rear yard setback All that parcel of land in the 14th District of Baltimore County. Beginning at a point on the southwest side of Greenwood Avenue 200' southeast of Middle Street and known as lot 31 and 32 of "Kenwood" and recorded among the land records	J.C.O.		imes, a newspaper printed imore County, once in each successive day of , 19
of Baltimore County in Plat Book 4, Folio 36. Also known as 24 Greenwood Ave. Being the property of Robert W. Insley, et ux, as shown on plat plan filed with the Zoning Department. Hearing Date: Tuesday, September 8, 1981 at 1:30	OF ICE OF FII MISCELLANE	COUNTY, MARYLAND NANCE - REVENUE DIVISION OUS CASH RECEIPT	No. 100437
P.M. Public Hearing: Room 106, County Office Building. 111 W. Chesapeake Avenue. Towson, Maryland. BY ORDER OF William E. Hammend Zoning Commissioner Of Baltimore County	RECEIVED Ca	AMOUNT S. Insley g Fee for Case #82-56	

2001 0dr . 12

VALIDATION OR SIGNATURE OF CASHIER

the 4 Kers. Robert W. Insley 24 Greenwood Avenue Overlee, Maryland 21206

# BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue Towson, Maryland 21204

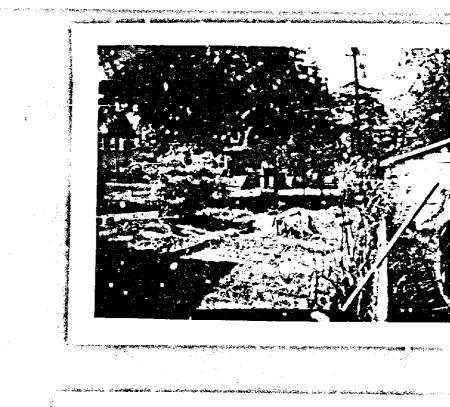
Your Petition has been received and acof	ccepted for filing this day
	VILLIAM E. HAMMOND oning Commissioner
Petitioner	
Petitioner's Actorney Robert W. Insley et al	Reviewed by: Actor B. Commodor Nicholas B. Commodari Chairman, Zoning Plans A lvisory Committee

PETITION											
		MAPPING		PROGRESS		SHEET					
FUNCTION	Wall Map		Orig	Original		Duplicate		Tracing		200 Sheet	
1011011	date	Ьу	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map											
Petition number added to outline											
Denied											
Granted by ZC, BA, CC, CA											
Reviewed by:					d Plane in ou		or ( so	riptio	on	Yes	
Previous case:			N	Лар#						No	

92 56 A

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 12	Date of Posting
Posted for:	-152. Willeam
Petitioner: 1160nl	Des Desolla 18 also
Location of property:	E Burry Mac 2006
6 Clasedell	
Location of Signs: (52222	Largerty LH 34 Burne
Remarks:	
Posted by Signature	Date of return: 3/3//3/
1.12/11	
BALTIMORE CO	OUNTY OFFICE OF PLANNING & ZONING
	County Office Puilling
	County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204
Your Petition has been rece	111 W. Chesapeake Avenue Towson, Maryland 21204
Your Petition has been rece Filing Fee \$	111 W. Chesapeake Avenue Towson, Maryland 21204 eived this



\*This is not to be interpreted as acceptance of the Petition for assignment of a

Reviewed by\_

William E. Hammond, Zoning Commissioner



Petitioner's Attorney



